

District of Columbia Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent (\$): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days (\$, or 0): _____

4. Security deposit

Security deposit (\$): _____

Within 45 days after the tenancy ends, the Landlord either returns the deposit with interest or sends the Tenant, personally or by certified mail to the last known address, written notice of intent to withhold, and then within 30 days after that notice returns the balance with interest and an itemized statement of the deductions. The deposit may not exceed one month's rent, collected once. The Landlord keeps the deposit in a separate interest-bearing escrow account at a federally insured institution in the District, tells the Tenant in the lease where it is held and the interest rate, and pays the interest when the tenancy ends.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking: _____

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord gives written notice at least 48 hours before entering, enters between 9 a.m. and 5 p.m. and not on a Sunday or federal holiday unless the Tenant agrees otherwise, and needs no notice in an emergency.

9. Ending the lease and default

The Tenant ends a month-to-month tenancy with at least 30 days' written notice expiring on the first day of a month, and the Landlord may recover possession only on a ground the Rental Housing Act allows. If rent is unpaid or a term is broken, the Landlord gives the written notice District of Columbia law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ The rent, any pending petitions and surcharges, how often rent may rise, and the rent control or exemption status of the Premises with the business license and registration or exemption claim (D.C. Code 42-3502.22(b)(1))
- ☐ Housing code violation reports for the Premises for the past 12 months (D.C. Code 42-3502.22(b)(1)(F))
- ☐ The amount of the security deposit, its interest rate and how it is returned (D.C. Code 42-3502.22(b)(1)(H))
- ☐ Ownership information from the registration form (D.C. Code 42-3502.22(b)(1)(J))
- ☐ Any known mold contamination in the Premises or common areas in the past three years unless remediated by a certified professional (D.C. Code 42-3502.22(b)(1)(K))
- ☐ The Tenant Bill of Rights from the Office of the Tenant Advocate and the voter registration packet (D.C. Code 42-3502.22(b)(1)(L), (b)(1B))

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name